070.0 Map | 0001 Block | 0006.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	798,100	/	798,100
USE VALUE:	798,100	/	798,100
ASSESSED:	798,100	/	798,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMIAN DONALD J/TRUSTEE
Owner 2:	DONALD J ADAMIAN REVOCABLE TR
Owner 3:	
Street 1:	505 CONCORD AVE
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	ADAMIAN DONALD JACOB -
Owner 2:	TRS/ADAMIAN TRUST -
Street 1:	505 CONCORD AVE
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02138

NARRATIVE DESCRIPTION

This parcel contains 7,770 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1981, having primarily Clapboard Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7770.000	362,800	1,000	434,300	798,100
Total Card	0.178	362,800	1,000	434,300	798,100
Total Parcel	0.178	362,800	1,000	434,300	798,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.05 | /Parcel: 399.0

Legal Description

User Acct 44650

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size | Total Land: | Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,800	1000	7,770.	434,300	798,100	798,100	Year End Roll	12/18/2019
2019	101	FV	294,500	1000	7,770.	403,300	698,800	698,800	Year End Roll	1/3/2019
2018	101	FV	294,500	1000	7,770.	403,300	698,800	698,800	Year End Roll	12/20/2017
2017	101	FV	294,500	1000	7,770.	353,700	649,200	649,200	Year End Roll	1/3/2017
2016	101	FV	294,500	1000	7,770.	322,600	618,100	618,100	Year End	1/4/2016
2015	101	FV	291,500	1000	7,770.	285,400	577,900	577,900	Year End Roll	12/11/2014
2014	101	FV	291,500	1000	7,770.	269,900	562,400	562,400	Year End Roll	12/16/2013
2013	101	FV	291,500	1000	7,770.	256,900	549,400	549,400		12/13/2012

!5984!

PRINT

Date	Time
12/10/20	20:48:13

LAST REV

Date	Time
02/12/19	12:55:43

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5984

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMIAN DONALD	62278-255		7/19/2013	Convenience	1	No	No		
ADAMIAN DONALD	46261-84		10/11/2005	Family	1	No	No		
	13515-336		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Measured	263	PATRIOT
5/1/1982		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7770		Sq. Ft.	Site		0	70.	0.80	12			Access	-5					434,311						434,300	

Total AC/HA: 0.17837 | Total SF/SM: 7770 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 434,311 | Spl Credit | Total: 434,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	6 - Saltbox		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01243615
Adj $ / SQ:	170.849
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421411
Depreciation:	58576
Depreciated Total:	362835

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

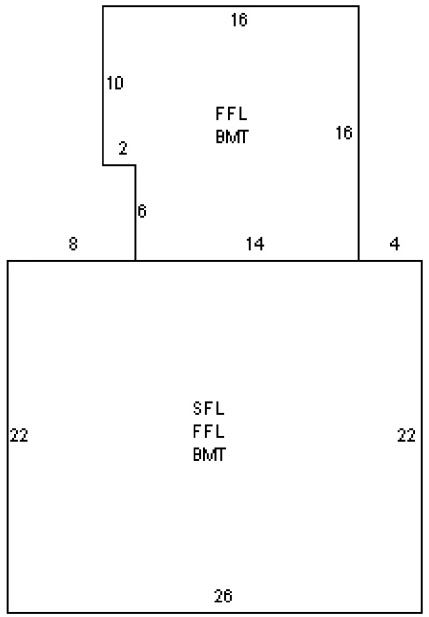
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.93
Special Features:	0	Val/Su Net:	164.61
Final Total:	362800	Val/Su SzAd	261.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	76.240	62,213
FFL	First Floor	816	170.850	139,412
SFL	Second Floor	572	170.850	97,725

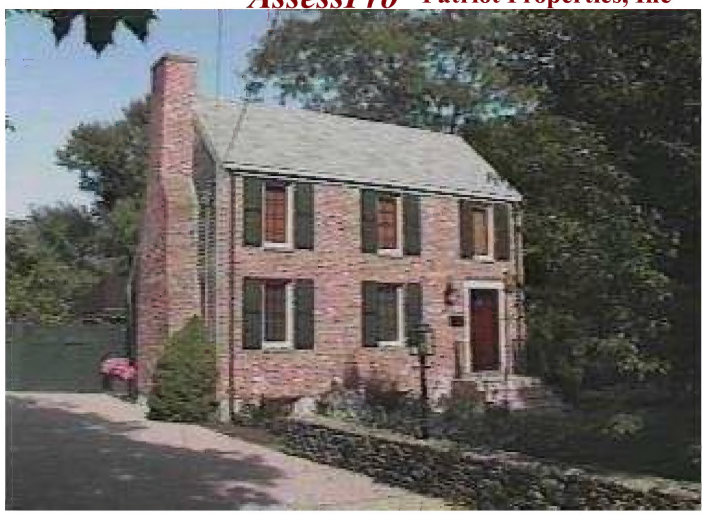
Net Sketched Area:	2,204			Total:	299,350
Size Ad	1388	Gross Are	2204	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 070.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X24	A	GD	1981	3.23	T	22.8	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000